

Department of Permits and Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

In the Matter of

Civil Citation No. 64241

Nasar & Shaheen Haider
1527 28th Street #1
Arlington VA 22206

6022 Deer Park Road

Respondent

FINDINGS OF FACT AND CONCLUSIONS OF LAW
FINAL ORDER OF THE CODE ENFORCEMENT HEARING OFFICER

This matter came before the Baltimore County Code Enforcement Hearing Officer on June 23, 2010, for a Hearing on a citation for violations of the Baltimore County Code (BCC) section 35-6-105, 35-6-112: Respondent has not obtained a rental housing license for rental property known as 6022 Deer Park Road, 21136.

On June 8, 2010, pursuant to § 3-6-205, Baltimore County Code, Inspector Kathleen O'Donnell issued a Code Enforcement citation. The citation was sent to the Respondent by 1st class mail to the last known address listed in the Maryland State Tax Assessment files.

The citation proposed a civil penalty of \$2,000.00 (two thousand dollars).

The Respondent failed to request a Code Enforcement Hearing and/or failed to appear after requesting a Hearing. Baltimore County Code, § 3-6-205(d) provides that in case of failure to request a Code Enforcement Hearing or if the violator (Respondent) fails to appear after requesting a Hearing then the citation and the civil penalty, shall be the Final Order of the Code Official not subject to appeal.

After proper consideration of all the evidence presented, the Hearing Officer finds:

A. A Correction Notice was issued on July 10, 2009 requiring application by July 24, 2009.

B. A citation was issued on October 1, 2009. Respondents failed to appear for the prescheduled Hearing on October 13, 2009. A Final Order was issued October 19, 2009, enforcing the citation for failure to register the property with Baltimore County Rental Registration. The Final Order offered a reduced penalty of \$100.00 if the violation was corrected by November 19, 2009. A civil penalty of \$1,000.00 was billed December 3, 2009 to the Respondent for non-compliance.

C. This Citation was issued on June 8, 2010. Review of the file shows no further contact or response from the property owner. Baltimore County law requires landlords to obtain a valid Rental Housing License before a residential property may be rented. (BCC section 35-6-105).

IT IS ORDERED by the Code Enforcement Hearing Officer that a civil penalty be imposed in the amount of \$1,000.00 (one thousand dollars).

IT IS FURTHER ORDERED that if not paid within thirty days of billing, the civil penalty as authorized above shall be imposed and placed as a lien upon the property.

IT IS FURTHER ORDERED that the County inspect the property to determine whether the violations have been corrected.

ORDERED this 3rd day of June 2010

Signed: ORIGINAL SIGNED
Margaret Z. Ferguson
Baltimore County Hearing Officer

